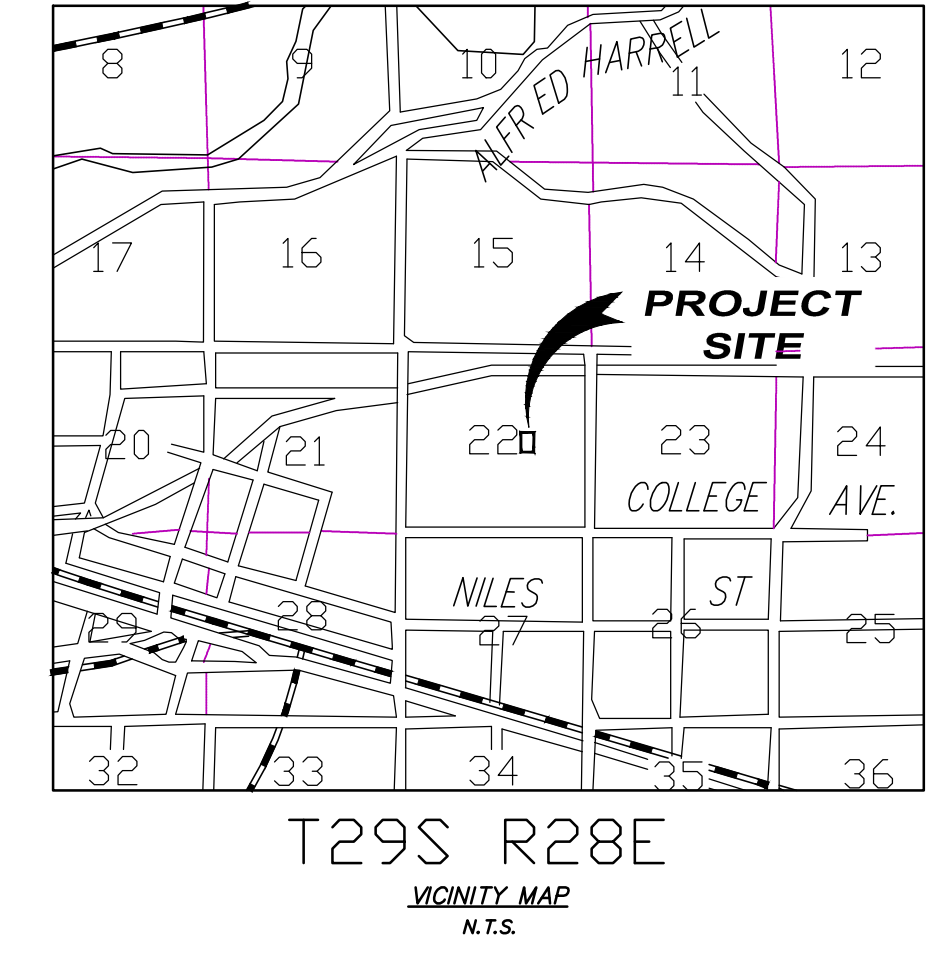
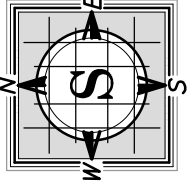


# HOUSING AUTHORITY OF THE COUNTY OF KERN 3403 BERNARD STREET CITY VIEW HOME DEVELOPMENT SITE UTILITIES



**SWANSON ENGINEERING, INC.**



2000 Oak Street, Suite 150 ~ Bakersfield, CA 93307  
P: (805) 831-8919, F: (805) 831-1777

UC: J 43032

ENGINEER: RTS

DATE: 10-1-24

JOB NO.: 23-022

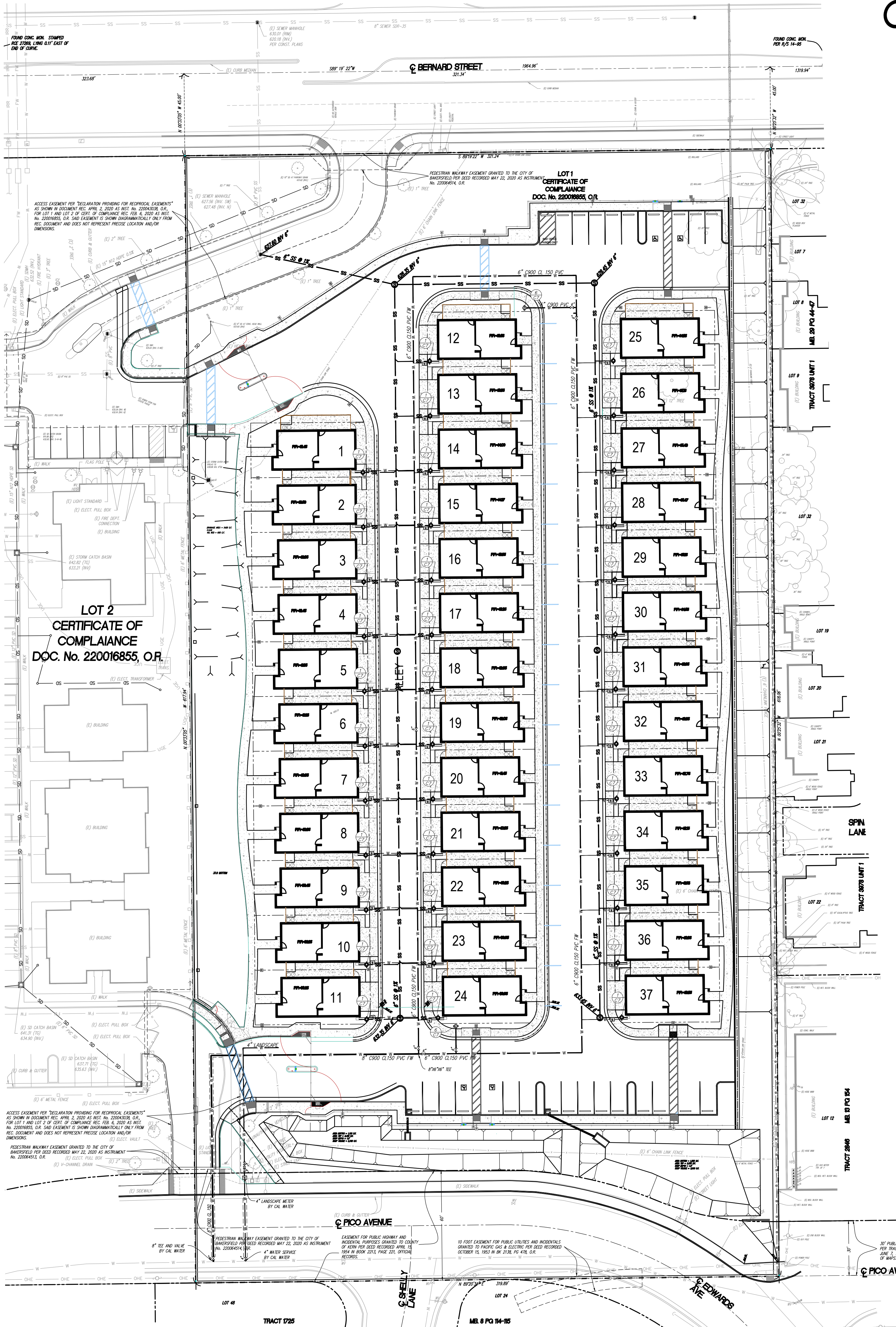
23-022 CLDING

HOUSING AUTHORITY OF THE COUNTY OF KERN  
3403 BERNARD STREET  
BAKERSFIELD, CA 93306

**TITLE SHEET - SITE UTILITIES**

**C1**

SHEET 1 OF 3



**BENCHMARK**

CONCRETE MONUMENT WITH BRASS CAP, AT THE CENTERLINE OF BERNARD STREET, NEAREST THE NORTHWESTERLY CORNER OF PARCEL A, PER TOPOGRAPHIC SURVEY PREPARED BY LANDMARK SURVEYING & ENGINEERING, ON 05-31-2018.

ELEVATION DATUM (NOT SPECIFIED): 622.82 FEET

**BASIS OF BEARINGS**

THE BEARING OF S 89°12'24" W FOR THE CENTERLINE OF BERNARD STREET PER RECORD OF SURVEY RECORDED IN BOOK 14 AT PAGE 56 IN THE OFFICE OF THE KERN COUNTY RECORDER WAS USED AS THE BASIS OF ALL BEARINGS FOR THIS SURVEY MAP.

**LEGAL DESCRIPTION**

LOT 1 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 6, 2020 AS INSTRUMENT No. 220016855, OFFICIAL RECORDS OF THE COUNTY OF KERN, AND ACCESS, UTILITY, DRAINAGE, AND MAINTENANCE EASEMENTS AS DESCRIBED IN A DOCUMENT TITLED "DECLARATION PROCEEDING FOR RECREATIONAL EASEMENTS" RECORDED APRIL 2, 2020 AS INSTRUMENT No. 220043038, OFFICIAL RECORDS, AND BEING A PORTION OF SECTION 22, T29S, R28E, M2S.BLM, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

**ADDRESS**

3403 BERNARD STREET, BAKERSFIELD, CA, 93306

**APN**

APN: 130-162-26

**UTILITY NOTE**

NOT ALL UTILITIES WERE LOCATED BY THIS SURVEY AND SWANSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES.

**NOTE**

ALL EXTERIOR BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 6" STARTER WALL.

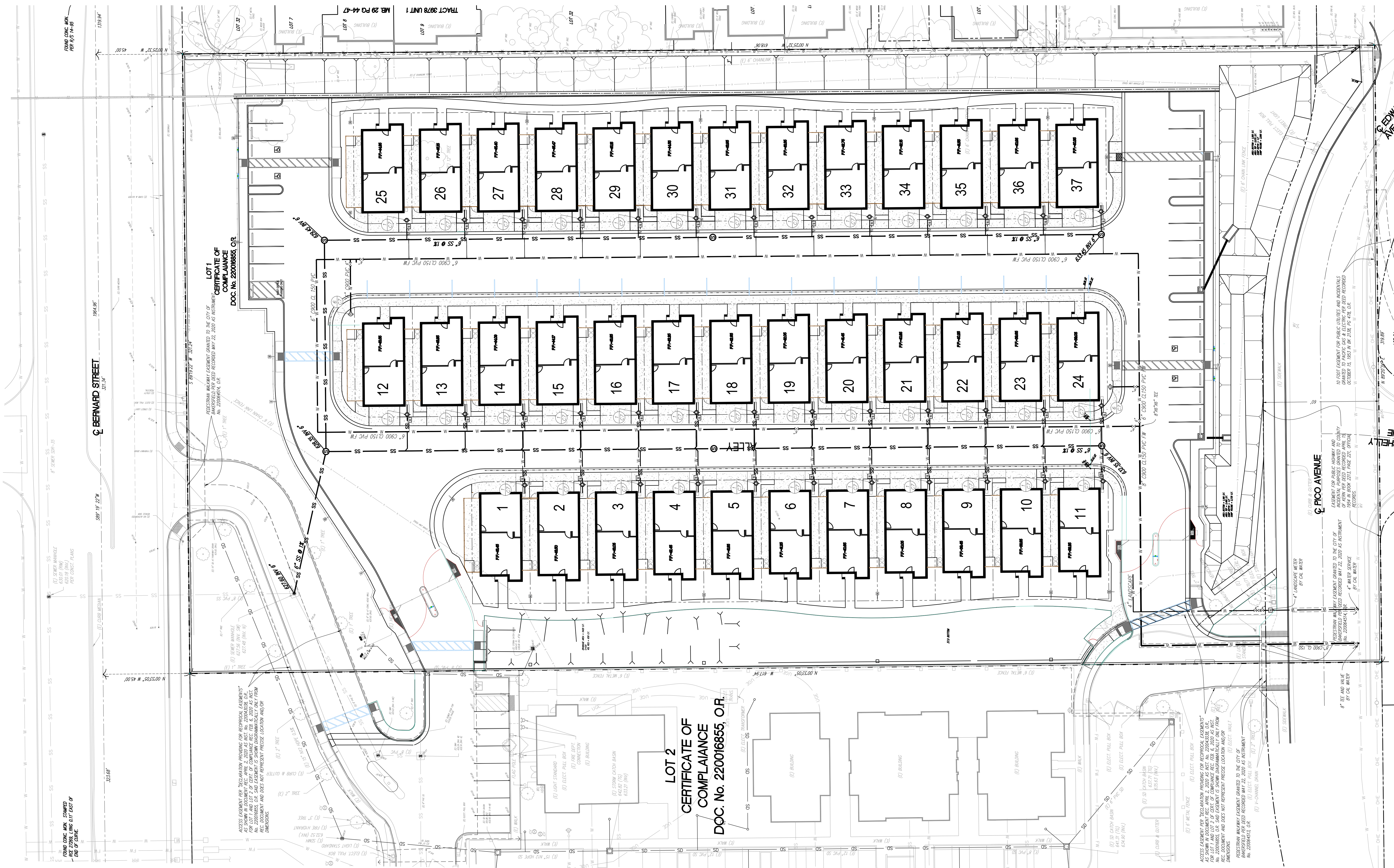
**LEGEND:**

ABBREVIATIONS:		LEGEND:	
(E)	EXISTING	⊕	EXISTING FIRE HYDRANT
TR	TYPICAL	⊕	EXISTING WATER METER
FD	FOUND	⊕	EXISTING WATER VALVE
BK	BOOK	⊕	EXISTING HOSE BB
PG	PAGE	⊕	EXISTING POWER POLE
C.O.K.	COUNTY OF KERN	⊕	EXISTING STREET LIGHT
C.O.B.	CITY OF BAKERSFIELD	⊕	CONCRETE
O.R.	OFFICIAL RECORDS	⊕	FOUND MONUMENT
CONC	CONCRETE	⊕	FRESH GRADE
A.C.	ASPHALT PAVEMENT	⊕	EDGE OF PAVEMENT
FG	FRESH GRADE	⊕	TOP OF CURB
EP	EDGE OF PAVEMENT	⊕	FLOWLINE
TC	TOP OF CURB	⊕	CENTERLINE
FL	FLOWLINE	⊕	FINISHED FLOOR
CL	CENTERLINE	⊕	FINISHED PAD
FF	FINISHED FLOOR	⊕	TOP OF PAVEMENT
FP	FINISHED PAD	⊕	GRADE BREAK
TP	TOP OF PAVEMENT	⊕	
GB	GRADE BREAK	⊕	
		⊕	EXISTING FIRE HYDRANT
		⊕	EXISTING WATER METER
		⊕	EXISTING WATER VALVE
		⊕	EXISTING HOSE BB
		⊕	EXISTING POWER POLE
		⊕	EXISTING STREET LIGHT
		⊕	CONCRETE
		⊕	FOUND MONUMENT
		⊕	FRESH GRADE
		⊕	EDGE OF PAVEMENT
		⊕	TOP OF CURB
		⊕	FLOWLINE
		⊕	CENTERLINE
		⊕	FINISHED FLOOR
		⊕	FINISHED PAD
		⊕	TOP OF PAVEMENT
		⊕	GRADE BREAK
		⊕	EXISTING TELEPHONE PULL BOX
		⊕	EXISTING GAS METER
		⊕	EXISTING ELECTRICAL PULL BOX
		⊕	EXISTING LIGHT POLE
		---	EXISTING STORM DRAIN LINE
		---	EXISTING FIBER OPTIC LINE
		---	EXISTING WATER LINE
		---	EXISTING SEWER LINE
		---	EXISTING GAS LINE
		---	EXISTING FENCELINE
		---	EXISTING ELECTRIC LINE
		---	EXISTING OVERHEAD ELECTRIC LINE
		---	EXISTING PROPERTY LINE
		---	EXISTING RIGHT-OF-WAY
		---	EXISTING CURB & OUTER

**SHEET INDEX**

- C1 TITLE SHEET - SITE UTILITIES
- C6 SITE UTILITY PLAN
- C7 SITE UTILITY DETAILS

CITY RECORDS NO.:



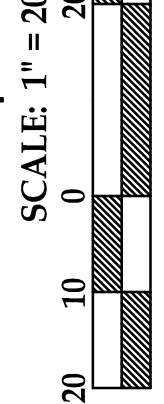
**LOT 1  
 CERTIFICATE OF  
 COMPLIANCE  
 DOC. No. 220016855, O.R.**

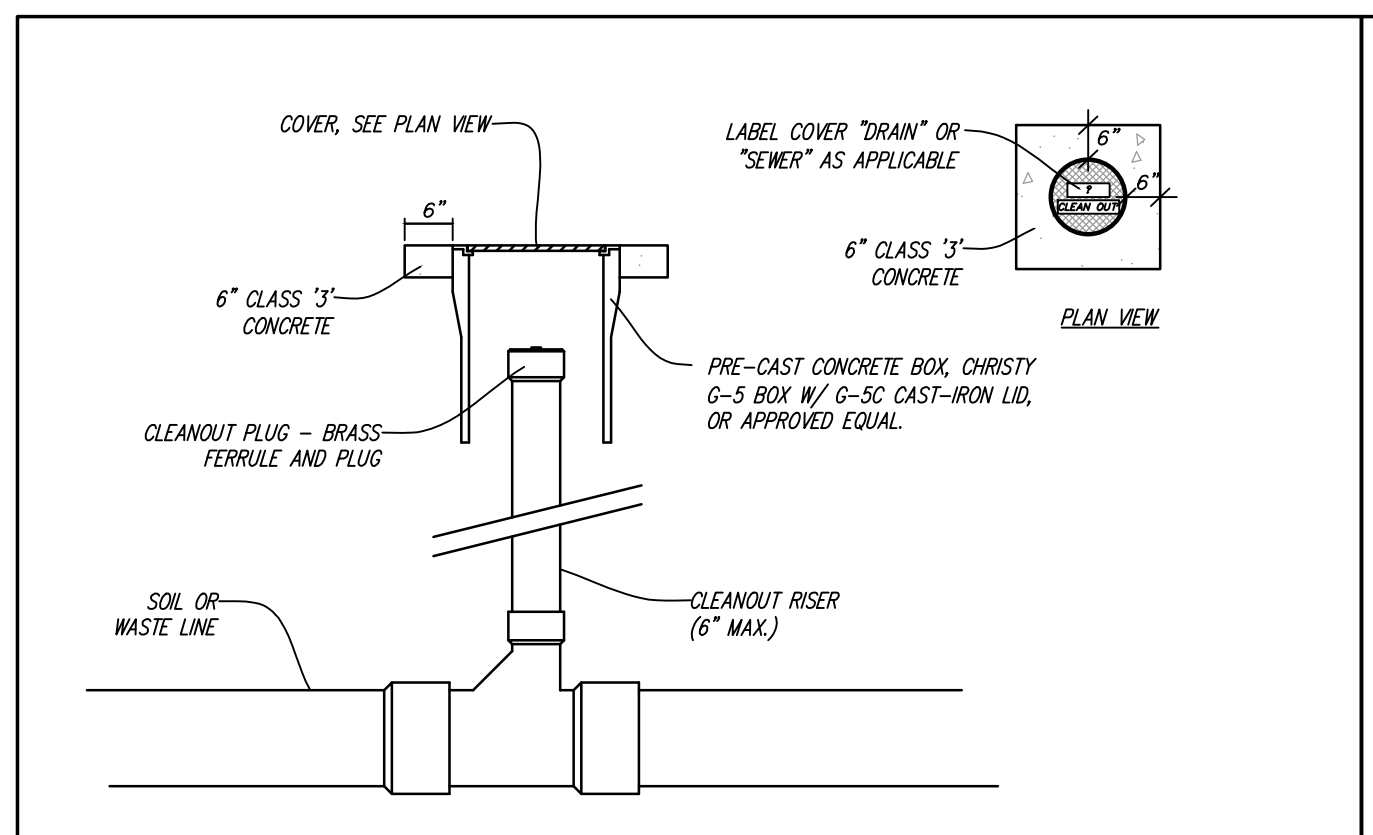
**LOT 2  
 CERTIFICATE OF  
 COMPLIANCE  
 DOC. No. 220016855, O.R.**

ACCESS EASEMENT FOR RECORDATION PROVIDED FOR RECORDATION EXEMPTIONS FOR LOT 1 AND LOT 2 OF THIS PROJECT AS NOTED IN THE RECORD DRAWINGS. THIS EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE RECORD DRAWINGS AND THIS EASEMENT DO NOT REPRESENT PRECISE LOCATIONS AND/OR DIMENSIONS.

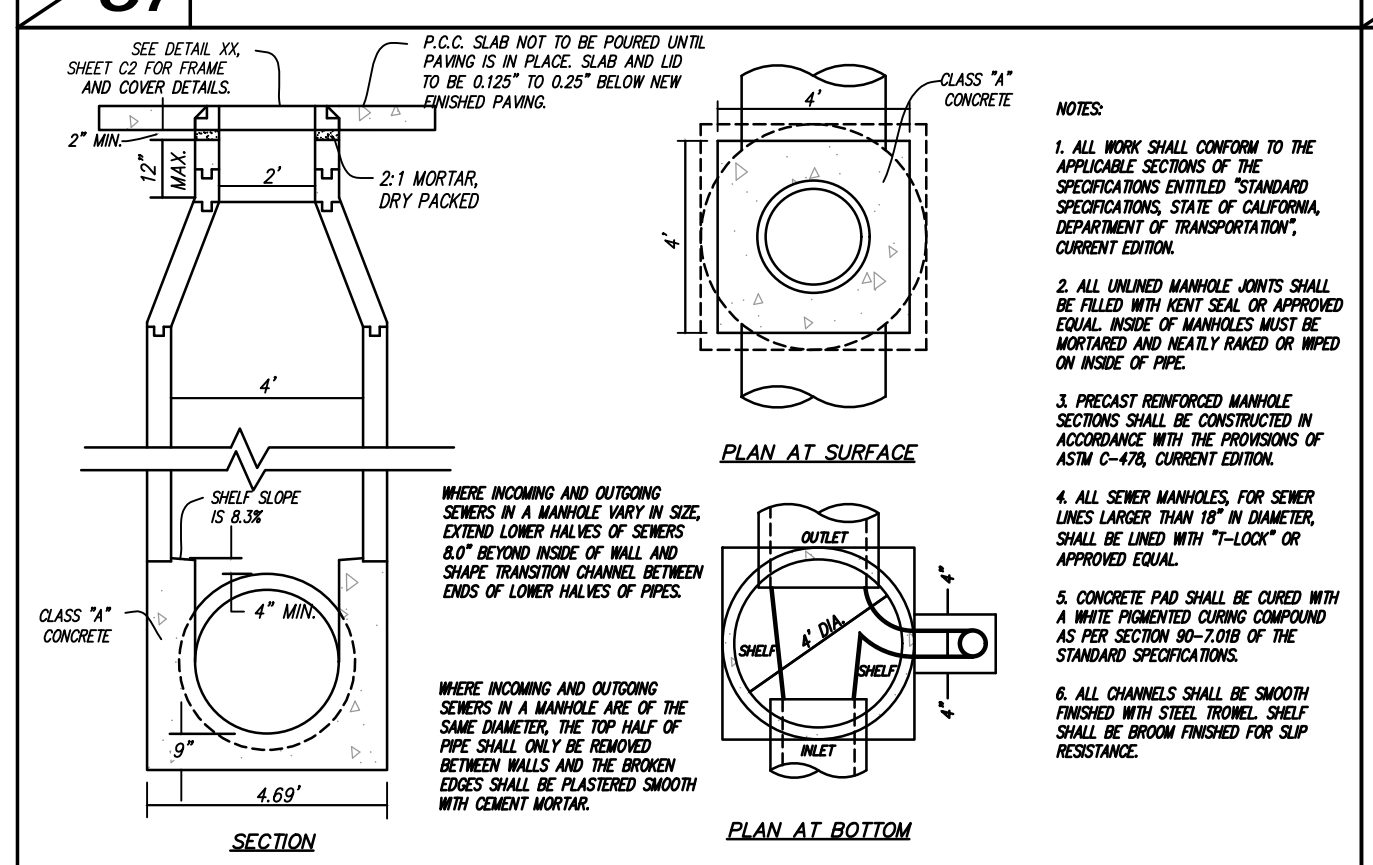
EASEMENT FOR PUBLIC HIGHWAY AND UTILITIES GRANTED TO THE CITY OF BAKERSFIELD RECORDED MAP 22, 2009 AS INSTRUMENT NO. 22003454, O.R. WATER SERVICE BY CAL WATER

EASEMENT FOR PUBLIC UTILITIES AND RECORDS GRANTED TO PUBLIC GAS & ELECTRIC RECORDS RECORDED OCTOBER 13, 1951 IN BK 2136, PG 448, O.R.



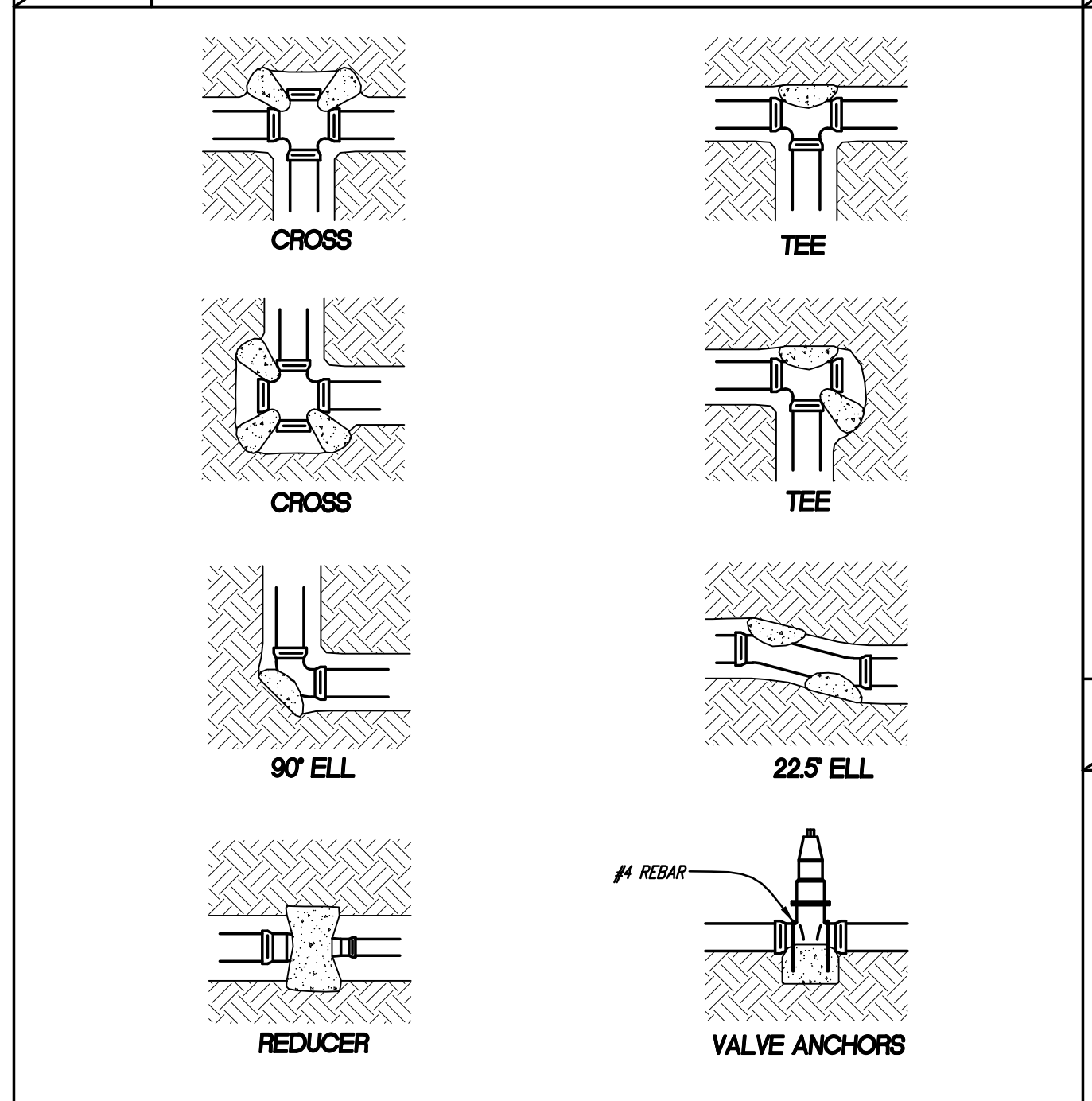


1 C7 CLEANOUT TO GRADE



2 C7 PVC/HDPE TRENCH DETAIL

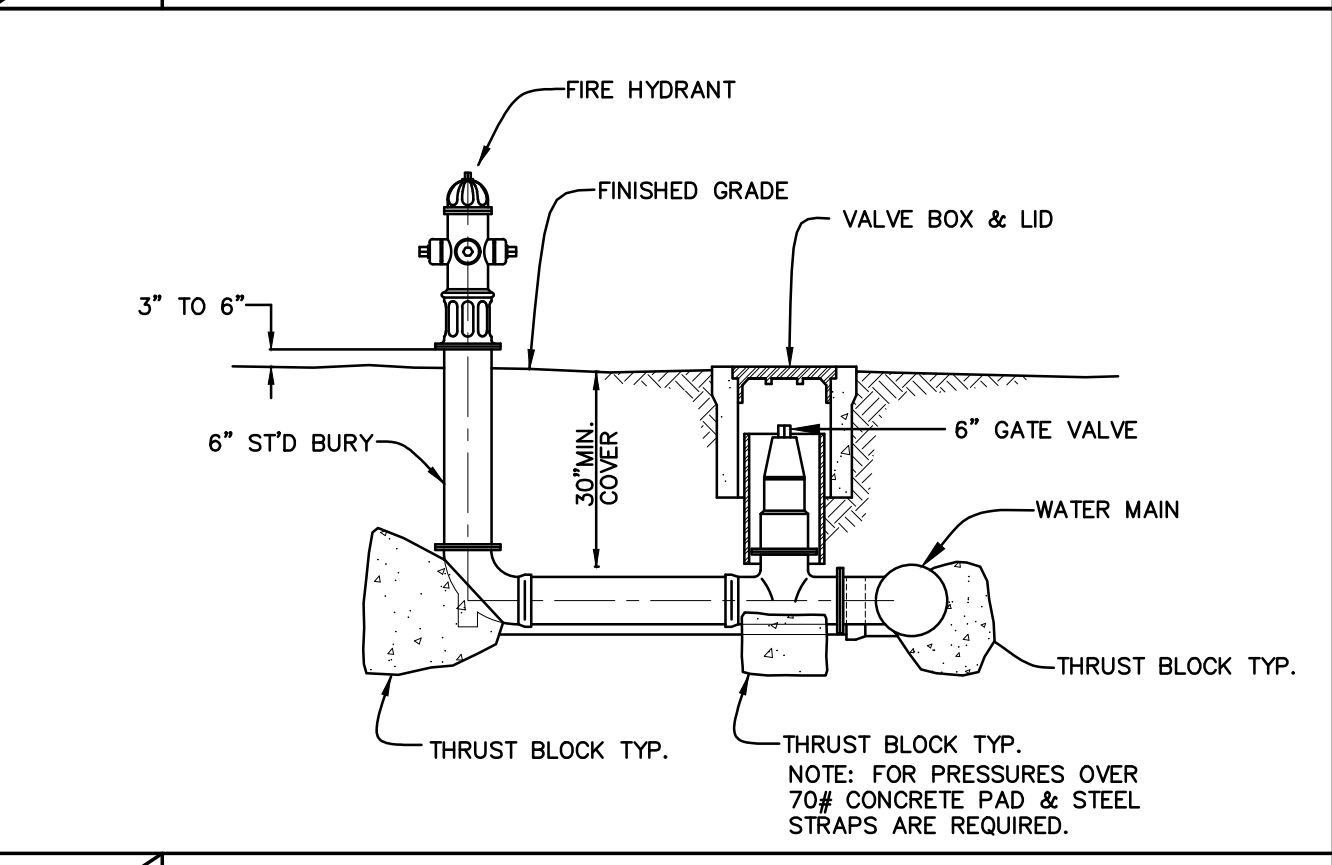
3 C7 STD. MANHOLE - TYPE \"A\"



THRUST BLOCK SCHEDULE				
BEARING AREA IN SQ. FT.				
PIPE SIZE	TEE OR PLUG	90° ELL OR HYDRANT	45° ELL	22-1/2° ELL
6"	2.8	4.0	2.2	1.1
8"	5.0	7.1	3.8	2.0
10"	7.9	11.1	6.0	3.1
12"	11.3	16.0	8.7	4.4

5 C7 TYPICAL THRUST BLOCK DETAIL

4 C7 MANHOLE FRAME AND COVER



6 C7 FIRE HYDRANT

1. FEDERAL AND STATE LAWS PROTECT CERTAIN SPECIES OF PLANTS, FISH AND WILDLIFE THAT ARE LISTED OR PROPOSED FOR LISTING AS ENDANGERED OR THREATENED, AS WELL AS THEIR DESIGNATED CRITICAL HABITAT. THE PRESENCE OF AN ENDANGERED OR THREATENED SPECIES ON PRIVATE LAND THAT OVERLAPS WITH DEVELOPMENT MAY IMPOSE CERTAIN DUTIES, SUCH AS AVOIDING UNAUTHORIZED TAKE AND, IN SOME CASES REQUIRING CONSULTATION WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AND/OR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE AGENCY. PROPERTY OWNERS AND DEVELOPERS SHALL TAKE THE NECESSARY STEPS TO ENSURE COMPLIANCE WITH FEDERAL AND STATE LAWS. IF UNAUTHORIZED TAKE OCCURS, A VIOLATION OF THE PROHIBITION ON UNAUTHORIZED TAKE CAN LEAD TO CIVIL AND CRIMINAL PENALTIES BY FEDERAL AND STATE AGENCIES.

**SPECIES PROTECTION MEASURES DURING CONSTRUCTION**

1. **DAILY ENTRENCHMENT INSPECTIONS:** THE DEVELOPER SHALL INSPECT ALL OPEN HOLES, SUMPS, AND TRENCHES WITHIN THE DEVELOPMENT FOOTPRINT AT THE BEGINNING, MIDDLE, AND END OF EACH DAY FOR TRAPPED COVERED SPECIES. ALL TRENCHES, HOLES, SUMPS, AND OTHER EXCAVATIONS WITH SIDEWALLS STEEPER THAN A 1:1 (45 DEGREE) SLOPE AND THAT ARE BETWEEN TWO AND EIGHT FEET DEEP SHALL BE COVERED WHEN WORKERS OR EQUIPMENT ARE NOT ACTIVELY WORKING IN THE EXCAVATION, WHICH INCLUDES CESSATION OF WORK OVERNIGHT, OR SHALL HAVE AN ESCAPE RAMP OF EARTH OR A NON-SLIP MATERIAL WITH A LESS THAN 1:1 (45 DEGREE SLOPE).

2. **ALL TRENCHES, HOLES, AND OTHER EXCAVATIONS WITH SIDEWALLS STEEPER THAN A 1:1 (45 DEGREE) SLOPE AND GREATER THAN EIGHT FEET DEEP SHALL BE COVERED WHEN WORKERS OR EQUIPMENT ARE NOT ACTIVELY WORKING IN THE EXCAVATION AND AT THE END OF EACH WORK DAY. TRENCHES, HOLES, SUMPS, OR OTHER EXCAVATIONS THAT ARE COVERED LONG TERM SHALL BE INSPECTED AT THE BEGINNING OF EACH WORKING DAY TO ENSURE UNDESIRABLE ENTRENCHMENT HAS NOT OCCURRED. IF ANY WORKER DISCOVERS THAT COVERED SPECIES HAVE BECOME TRAPPED, THE DEVELOPER AND THEIR WORKERS SHALL CEASE ALL COVERED ACTIVITIES IN THE VICINITY AND NOTIFY THE CITY IMMEDIATELY (MARTIN ORTEL: 861-328-3788), WHOM SHALL IN TURN NOTIFY CDFW IMMEDIATELY.**

3. **CONSTRUCTION/OPERATING ACTIVITIES ARE ALLOWED TO CONTINUE OR ALTERNATIVELY, A QUALIFIED WILDLIFE BIOLOGIST SHALL CAPTURE AND RELOCATE THE ANIMAL IN ACCORDANCE WITH CDFW DIRECTION REGARDING THE FINAL DISPOSITION OF THE ANIMAL. THE DEVELOPER FOR WHICH THE BIOLOGICAL CLEARANCE SURVEY WAS CONDUCTED SHALL BEAR THE COSTS OF COVERED SPECIES SALVAGE.**

4. **MATERIALS INSPECTION:** THE DEVELOPER SHALL THOROUGHLY INSPECT FOR COVERED SPECIES IN ALL CONSTRUCTION PIPE, CULVERTS, OR SIMILAR STRUCTURES WITH A DIAMETER OF 7.6 CENTIMETERS (THREE INCHES) OR GREATER THAT ARE STORED FOR ONE OR MORE CHEMUNITS BEFORE THE STRUCTURE IS SUBSEQUENTLY MOVED, BURIED, OR CAPPED. IF DURING INSPECTION ONE OF THESE ANIMALS IS DISCOVERED INSIDE THE STRUCTURE, WORKERS SHALL NOTIFY THE CITY (MARTIN ORTEL: 861-328-3788) AND ALLOW THE COVERED SPECIES TO SAFELY ESCAPE THAT SECTION OF THE STRUCTURE BEFORE MOVING AND UTILIZING THE STRUCTURE.

5. **EQUIPMENT INSPECTION:** THE DEVELOPER SHALL INSPECT FOR COVERED SPECIES UNDER VEHICLES AND EQUIPMENT BEFORE THE VEHICLES AND EQUIPMENT ARE MOVED. IF A COVERED SPECIES IS PRESENT, THE WORKER SHALL WAIT FOR THE COVERED SPECIES TO MOVE UNHINDERED TO A SAFE LOCATION. ALTERNATIVELY, THE DEVELOPER SHALL CONTACT A QUALIFIED WILDLIFE BIOLOGIST TO DETERMINE IF THEY CAN SAFELY MOVE THE COVERED SPECIES OUT OF HARMS' WAY IN COMPLIANCE WITH THIS TIP.

6. **SOFT DETECTION ON CONSTRUCTION SITE:** NOTIFICATION TO THE CITY AND CDFW IS REQUIRED WITHIN 24 HOURS IN THE EVENT THAT A SAFE IS OBSERVED DURING OR FOLLOWING CONSTRUCTION OF MATERIALS WITHIN AN ACTIVE CONSTRUCTION FOOTPRINT. IN ADDITION, A MINIMUM 100 FOOT NO DISTURBANCE BUFFER FROM THE AREA BEING USED BY SAFE AS A DORMING SITE SHALL BE IMPLEMENTED. EXCAVATION MEASURES CAN BE IMPLEMENTED BY A QUALIFIED WILDLIFE BIOLOGIST FUNDED BY THE DEVELOPER.

7. **COVERED SPECIES INJURY:** IF A COVERED SPECIES IS INJURED AS A RESULT OF PROJECT RELATED ACTIVITIES, A QUALIFIED WILDLIFE BIOLOGIST SHALL IMMEDIATELY TAKE IT TO CDFW APPROVED WILDLIFE REHABILITATION OR RETIREMENT FACILITY THAT ROUTINELY EVALUATES AND TENDS THE INJURED COVERED SPECIES. FACILITIES IN THE BAKERSFIELD AREA INCLUDE:  
 CALIFORNIA LIVING MUSEUM (CALM)  
 10550 ALFRED WAREL, HWY. BAKERSFIELD, CA 93306  
 (861) 872-2258

THE DEVELOPER SHALL BEAR ANY COSTS ASSOCIATED WITH THE CARE OR TREATMENT OF SUCH INJURED COVERED SPECIES. THE DEVELOPER SHALL NOTIFY THE CITY (MARTIN ORTEL: 861-328-3788) AS SOON AS POSSIBLE AND THE NOTIFICATION SHALL INCLUDE THE DATE, TIME, LOCATION, AND CIRCUMSTANCES OF THE INCIDENT AND THE NAME OF THE FACILITY WHERE THE ANIMAL WAS TAKEN.

8. **COVERED SPECIES INCLUDE THE FOLLOWING:**  
 1) TYPHOON KINGBIRD RAIL  
 2) SAN JOAQUIN ANTELOPE SQUIRREL  
 3) SAN JOAQUIN KIT FOX  
 4) BAKERSFIELD DACTYLIS

**NOTES:**

- ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. CONCRETE SHALL BE PLACED BEHIND BELL OF FITTING.
- BEARING AREAS SHOWN IN TABLE ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1000 P.S.F.
- KEEP CONCRETE AWAY FROM BELLS.

APPROVED BY: CITY OF BAKERSFIELD WATER RESOURCES DEPT. DATE:

CITY ACKNOWLEDGMENT OF WATER PLANS FOR CONSTRUCTION AND APPROVAL OF PLANS BY SOURCE DOES NOT DEROGATE CITY WRITTEN SPECIFICATIONS BY OMISSION OR MISINTERPRETATION. AUTHORIZED CITY INSPECTORS OR AGENTS MAY REQUIRE CHANGES IN PLANS BEFORE CERTIFICATION AND ACCEPTANCE IN ORDER TO COMPLY WITH STANDARD SPECIFICATIONS.

CITY RECORDS NO: